

Res. : 54 Sawarkar Nagar,
Khamla Road, Nagpur-15

Ashwin R. Patil
ADVOCATE

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FORMAT- A
(Circular No. 28/2021)

To
MahaRERA
6 & 7th Floor, Housfin Bhavan,
Plot No. C-21, E-Block,
Bandra Kurla Complex,
Bandra (E), Mumbai-4000 051

MahaRERA
Administrative Building No. 1,
Civil Lines, Nagpur-440 001,

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to ALL THAT Piece and Parcel of land admeasuring 7535.489 Sq. Mtrs. being a portion of the entire land bearing Khasra Nos. 25/8, 25-9, 25/10 & 25/11 containing by total admeasurements 0.80 Hectare R. (i.e. 8000 Sq. Mtrs.) of Mouza – WANJRA, TOGETHERWITH the two Multistoreyed Buildings proposed to be constructed thereon proposed tot be known as "VAYU" & "AMBAR" and to be collectively known and styled as "OAK SHANTINIKETAN", bearing City Survey No. 27, Sheet No. 486/19 of Mouza – WANJRA, situated at Wanjra, Nagpur, within the limits of the Nagpur Municipal Corporation in Tahsil and District – NAGPUR (hereinafter referred as the said "plot").

I have investigated the title of the said layout on the request of M/s. Oak Constructions (Name of owners/ promoters/ developers/company) and following documents i.e.

- (1) **Description of the property:**
ALL THAT Piece and Parcel of land admeasuring 7535.489 Sq. Mtrs. being a portion of the entire land bearing Khasra Nos. 25/8, 25-9, 25/10 & 25/11 containing by total admeasurements 0.80 Hectare R. (i.e. 8000 Sq. Mtrs.) of Mouza – WANJRA, TOGETHERWITH the two Multistoreyed Buildings proposed to be constructed thereon proposed tot be known as "VAYU" & "AMBAR" and to be collectively known and styled as "OAK SHANTINIKETAN", bearing City Survey No. 27, Sheet No. 486/19 of Mouza – WANJRA, situated at Wanjra, Nagpur, within the limits of the Nagpur Municipal Corporation in Tahsil and District – NAGPUR, BOUNDARIES:- ON THE EAST – ROAD, ON THE WEST – SACHANI'S LAND, ON THE NORTH – CHANDRASHEKHAR'S LAND AND ON THE SOUTH – KHADAKKAR'S LAND.

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(2) The Document of allotment of plot/land :- Sale Deed Dated 02-11-2018 for land admeasuring 7535.489 Sq. Mtrs. out of Khasra Nos. 25/8, 25-9, 25/10 & 25/11 executed by (1) Mrs. Pratibha Ghanshyam Rade (before marriage name Pratibha D/o Ruprao Karemore), (2) Mrs. Sangeeta Ajay Daf (before marriage name Sangeeta D/o Ruprao Karemore), (3) Smt. Shobhabai Wd/o Ruprao Karemore, (4) Mrs. Mangala Chandrakant Wadhai (Paalai) (before marriage name Mangala D/o Ruprao Karemore), (5) Mr. Gajanan Ruprao Karemore, (6) Smt. Kalpana Tejram Hatwar (before marriage name Kalpana D/o Ruprao Karemore), (7) Mrs. Meerabai Ramkrushna Karemore, (8) Mr. Rakesh Ramkrushna Karemore, (9) Smt. Sunita Yogaraj Jambhulkar (before marriage name Sunita D/o Ramkrushna Karemore), (10) Mr. Suresh Ramkrushna Karemore, (11) Mr. Narayan Shrawan Karemore, (12) Mr. Madhukar Anandrao Karemore, (13) Mr. Prakash Anandrao Karemore, (14) Mr. Ashok Anandrao Karemore, (15) Mr. Rekha Manoharrao Tikle (before marriage name Miss. Rekha D/o Anandrao Karemore), (16) Mr. Manda Vishwanath Deshmukh (before marriage name Miss. Manda D/o Anandrao Karemore), (17) Mrs. Shalu Suresh Itankar (before marriage name Shalu D/o Anandrao Karemore) (18) Mrs. Nalu alias Nalini Nemchand Deshmukh (before marriage name Nalu alias Nalini D/o Anandrao Karemore), (19) Mrs. Alka Sunil Rewatkar (before marriage name Alka D/o Anandrao Karemore), (20) Mrs. Vandana Laxman Rakshak (before marriage name Vandana D/o Anandrao Karemore) in favour of M/s. Oak Constructions through its Managing Partner Mr. Omair Abdul Khader, which is duly registered in the Office of the Sub-Registrar Nagpur-4 in Book No. 1 at Registered Serial No. 6619/2018 on 02-11-2018.

(3) 7/12 extract issued by Competent Authority Mutation Entry No. 1318 dated 23-09-2021.

(4) Search report for 30 years from 1992 to 2022

2/- On perusal of the above mentioned documents and all other relevant documents relating to title of the said property I am of the opinion that the title of (following owner) is clear, marketable and without any encumbrances.

Owners of the land

ALL THAT Piece and Parcel of land admeasuring 7535.489 Sq. Mtrs. being a portion of the entire land bearing Khasra Nos. 25/8, 25-9, 25/10 & 25/11 containing by total admeasurements 0.80 Hectare R. (i.e. 8000 Sq. Mtrs.) of Mouza – WANJRA , bearing City Survey No. 27, Sheet No. 486/19 of Mouza – WANJRA, situated at Wanjra, Nagpur, within the limits of the Nagpur Municipal Corporation in Tahsil and District – NAGPUR	M/s. Oak Constructions through its Managing Partner Mr. Omair Abdul Khader
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(i) Qualifying comments / remarks if any:.... (No Comment)

In accordance with the available search from the online portal the Title of M/s. Oak Constructions through its Managing Partner Mr. Omair Abdul Khader on the said land is good, valid, marketable, clear and salable

3/- The report reflecting the flow of the title of the M/s. Oak Constructions through its Managing Partner Mr. Omair Abdul Khader (Owner/Promoter/ developer/ company) on the said land is enclosed herewith as annexure.

Encl : Annexure

Nagpur.

Dated : 11.01.2023


(Ashwin Patil)
Advocate

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ANNEXURE

FLOW OF THE TITLE OF THE SAID LAND

1) Property Card of City Survey No. 27 issued by City Survey Office No. 2 as on date of application for registration

The name of M/s. Oak Constructions through its Managing Partner Mr. Omair Abdul Khader is recorded in the property Card City Survey No. 27 issued by City Survey Office No. 2, Nagpur in respect o the property comprising of land admeasuring 7535.489 Sq. Mtrs. being a portion of the entire land bearing Khasra Nos. 25/8, 25-9, 25/10 & 25/11 containing by total admeasurements 0.80 Hectare R. (i.e. 8000 Sq. Mtrs.) of Mouza – WANJRA, including all other easementary rights appurtenant and belonging thereto, bearing City Survey No. 27, Sheet No. 486/19 of Mouza – WANJRA, situated at Wanjra, Nagpur, within the limits of the Nagpur Municipal Corporation in Tahsil and District – NAGPUR.

2) Mutation Entry –

The Property Card of City Survey No. 27 issued by City Survey Office No. 2 reveal that vide Mutation Entry /Ferfar Entry No. 1318 dated 23-09-2021 the name of M/s. Oak Constructions through its Managing Partner Mr. Omair Abdul Khader is recorded as owners of the said land.

3) Search report for 30 years from 1992 to 2022 taken from Sub Registrar Office at Nagpur.

THAT, ALL THAT Piece and Parcel of land bearing Khasra Nos. 25/8 admeasuring 0.20 Hectare R. (i.e. 2000 Sq. Mtrs.) of Mouza – WANJRA, including all other easementary rights appurtenant and belonging thereto, bearing City Survey No. 27, Sheet No. 486/19 of Mouza – WANJRA, situated at Wanjra, Nagpur, within the limits of the Nagpur Municipal Corporation in Tahsil and District – NAGPUR, Originally belonged to (1) Mrs. Pratibha Ghanshyam Rade (before marriage name Pratibha D/o Ruprao Karemore), (2) Mrs. Sangeeta Ajay Daf (before marriage name Sangeeta D/o Ruprao Karemore), (3) Smt. Shobhabai Wd/o Ruprao Karemore, (4) Mrs. Mangala Chandrakant Wadhai (Paalai) (before marriage name Mangala D/o Ruprao Karemore), (5) Mr. Gajanan Ruprao Karemore, (6) Smt. Kalpana Tejram Hatwar (before marriage name Kalpana D/o Ruprao Karemore), being their ancestral property.

THAT, in the like manner, ALL THAT Piece and Parcel of land bearing Khasra Nos. 25/9 admeasuring 0.20 Hectare R. (i.e. 2000 Sq. Mtrs.) of Mouza – WANJRA, including all other easementary rights appurtenant and belonging thereto, bearing City Survey No. 27, Sheet No.



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486/19 of Mouza – WANJRA, situated at Wanjra, Nagpur, within the limits of the Nagpur Municipal Corporation Ward in Tahsil and District – NAGPUR, Originally belonged to (1) Mrs. Meerabai Ramkrushna Karemore, (2) Mr. Rakesh Ramkrushna Karemore, (3) Smt. Sunita Yogaraj Jambhulkar (before marriage name Sunita D/o Ramkrushna Karemore), (4) Mr. Suresh Ramkrushna Karemore, being their ancestral property.

THAT, in the like manner, ALL THAT Piece and Parcel of land bearing Khasra Nos. 25/10 admeasuring 0.20 Hectare R. (i.e. 2000 Sq. Mtrs.) of Mouza – WANJRA, including all other easementary rights appurtenant and belonging thereto, bearing City Survey No. 27, Sheet No. 486/19 of Mouza – WANJRA, situated at Wanjra, Nagpur, within the limits of the Nagpur Municipal Corporation in Tahsil and District – NAGPUR, Originally belonged to Mr. Narayan Shrawan Karemore, being his ancestral property.

THAT, in the like manner, ALL THAT Piece and Parcel of land bearing Khasra Nos. 25/11 admeasuring 0.20 Hectare R. (i.e. 2000 Sq. Mtrs.) of Mouza – WANJRA, including all other easementary rights appurtenant and belonging thereto, bearing City Survey No. 27, Sheet No. 486/19 of Mouza – WANJRA, situated at Wanjra, Nagpur, within the limits of the Nagpur Municipal Corporation in Tahsil and District – NAGPUR, Originally belonged to (1) Mr. Madhukar Anandrao Karemore, (2) Mr. Prakash Anandrao Karemore, (3) Mr. Ashok Anandrao Karemore, (4) Mr. Rekha Manoharrao Tikle (before marriage name Miss. Rekha D/o Anandrao Karemore), (5) Mr. Manda Vishwanath Deshmukh (before marriage name Miss. Manda D/o Anandrao Karemore), (6) Mrs. Shalu Suresh Itankar (before marriage name Shalu D/o Anandrao Karemore) (7) Mrs. Nalu alias Nalini Nemchand Deshmukh (before marriage name Nalu alias Nalini D/o Anandrao Karemore), (8) Mrs. Alka Sunil Rewatkar (before marriage name Alka D/o Anandrao Karemore), (9) Mrs. Vandana Laxman Rakshak (before marriage name Vandana D/o Anandrao Karemore), being his ancestral property.

THAT, (1) Mrs. Pratibha Ghanshyam Rade (before marriage name Pratibha D/o Ruprao Karemore), (2) Mrs. Sangeeta Ajay Daf (before marriage name Sangeeta D/o Ruprao Karemore), (3) Smt. Shobhabai Wd/o Ruprao Karemore, (4) Mrs. Mangala Chandrakant Wadhai (Paalai) (before marriage name Mangala D/o Ruprao Karemore), (5) Mr. Gajanan Ruprao Karemore, (6) Smt. Kalpana Tejram Hatwar (before marriage name Kalpana D/o Ruprao Karemore), (7) Mrs. Meerabai Ramkrushna Karemore, (8) Mr. Rakesh Ramkrushna Karemore, (9) Smt. Sunita Yogaraj Jambhulkar (before marriage name Sunita D/o Ramkrushna Karemore), (10) Mr. Suresh Ramkrushna Karemore, (11) Mr. Narayan Shrawan Karemore, (12) Mr. Madhukar Anandrao Karemore, (13) Mr. Prakash Anandrao Karemore, (14) Mr. Ashok Anandrao Karemore, (15) Mr. Rekha Manoharrao Tikle (before marriage name Miss. Rekha D/o Anandrao Karemore), (16) Mr. Manda Vishwanath Deshmukh (before marriage name Miss. Manda D/o Anandrao Karemore),



ASHWIN R. PATIL

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(17) Mrs. Shalu Suresh Itankar (before marriage name Shalu D/o Anandrao Karemore) (18) Mrs. Nalu alias Nalini Nemchand Deshmukh (before marriage name Nalu alias Nalini D/o Anandrao Karemore), (19) Mrs. Alka Sunil Rewatkar (before marriage name Alka D/o Anandrao Karemore), (20) Mrs. Vandana Laxman Rakshak (before marriage name Vandana D/o Anandrao Karemore) lateron jointly transferred/sold the property comprising ALL THAT Piece and Parcel of land admeasuring 7535.489 Sq. Mtrs. being a portion of the entire land bearing Khasra Nos. 25/8, 25-9, 25/10 & 25/11 containing by total admeasurements 0.80 Hectare R. (i.e. 8000 Sq. Mtrs.) of Mouza – WANJRA, including all other easementary rights appurtenant and belonging thereto, bearing City Survey No. 27, Sheet No. 486/19 of Mouza – WANJRA, situated at Wanjra, Nagpur, within the limits of the Nagpur Municipal Corporation in Tahsil and District – NAGPUR by way of sale to M/s. Oak Constructions through its Managing Partner Mr. Omair Abdul Khader, by a Sale Deed Dated 02-11-2018, which is duly registered in the Office of the Sub-Registrar Nagpur-4 in Book No. 1 at Registered Serial No. 6619/2018 on 02-11-2018. As a result therefore M/s. Oak Constructions through its Managing Partner Mr. Omair Abdul Khader has now become an exclusive, absolute and full joint Owners of the land admeasuring 7535.489 Sq. Mtrs. being a portion of the entire land bearing Khasra Nos. 25/8, 25-9, 25/10 & 25/11 with heritable and transferable rights therein and the same is accordingly mutated in its names in all relevant records and also mutated in 7/12 Extract.

THAT, the aforesaid M/s. Oak Constructions through its Managing Partner Mr. Omair Abdul Khader lateron decided to develop the aforesaid entire land admeasuring 7535.489 Sq. Mtrs. being a portion of the entire land bearing Khasra Nos. 25/8, 25-9, 25/10 & 25/11 into a RESIDENTIAL ESTATE by constructing Multistoreyed Buildings thereon, consisting of various Apartment self contained separate Apartments therein.

THAT, the aforesaid M/s. Oak Constructions lateron decided to develop the said Piece of land admeasuring 7535.489 Sq. Mtrs. being a portion of the entire land bearing Khasra Nos. 25/8, 25-9, 25/10 & 25/11 into a Residential Buildings consisting various Apartments of different sizes therein and accordingly it has entered into Consortium Agreement with M/s. Oak Constructions and submitted proposal to the Planning Authority i.e. MHADA under vertical AHP – PPP Model under PMAY Scheme on the said land bearing land admeasuring 7535.489 Sq. Mtrs. being a portion of the entire land bearing Khasra Nos. 25/8, 25-9, 25/10 & 25/11 and the said Buildings Plan/Map is sanctioned and approved by Executive Engineer B.P. Cell PMAY/Maharashtra Housing and Development Authority (MHADA) vide its intimation of approval No. EE/BP/PMAY/A/MHADA/636/2022 Dated 02-12-2022 and also issued Building Permission Cell, PMAY Cell / A / Commencement Certificate up to Plinth vide its Letter Permit No. E.E./BP/PMAY/A/MHADA/025/2023 Dated 11-01-2023.



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That for the purpose of verification of tile the following documents relating to said property are provided to us :-

- (i) City Survey Property Card with mutated the name of M/s. Oak Constructions.
- (ii) Sale Deed Dated 02-11-2018 for land admeasuring 7535.489 Sq. Mtrs. out of Khasra Nos. 25/8, 25-9, 25/10 & 25/11 executed by (1) Mrs. Pratibha Ghanshyam Rade (before marriage name Pratibha D/o Ruprao Karemore), (2) Mrs. Sangeeta Ajay Daf (before marriage name Sangeeta D/o Ruprao Karemore), (3) Smt. Shobhabai Wd/o Ruprao Karemore, (4) Mrs. Mangala Chandrakant Wadhai (Paalai) (before marriage name Mangala D/o Ruprao Karemore), (5) Mr. Gajanan Ruprao Karemore, (6) Smt. Kalpana Tejram Hatwar (before marriage name Kalpana D/o Ruprao Karemore), (7) Mrs. Meerabai Ramkrushna Karemore, (8) Mr. Rakesh Ramkrushna Karemore, (9) Smt. Sunita Yogaraj Jambhulkar (before marriage name Sunita D/o Ramkrushna Karemore), (10) Mr. Suresh Ramkrushna Karemore, (11) Mr. Narayan Shrawan Karemore, (12) Mr. Madhukar Anandrao Karemore, (13) Mr. Prakash Anandrao Karemore, (14) Mr. Ashok Anandrao Karemore, (15) Mr. Rekha Manoharrao Tikle (before marriage name Miss. Rekha D/o Anandrao Karemore), (16) Mr. Manda Vishwanath Deshmukh (before marriage name Miss. Manda D/o Anandrao Karemore), (17) Mrs. Shalu Suresh Itankar (before marriage name Shalu D/o Anandrao Karemore) (18) Mrs. Nalu alias Nalini Nemchand Deshmukh (before marriage name Nalu alias Nalini D/o Anandrao Karemore), (19) Mrs. Alka Sunil Rewatkar (before marriage name Alka D/o Anandrao Karemore), (20) Mrs. Vandana Laxman Rakshak (before marriage name Vandana D/o Anandrao Karemore) in favour of M/s. Oak Constructions through its Managing Partner Mr. Omair Abdul Khader, which is duly registered in the Office of the Sub-Registrar Nagpur-4 in Book No. 1 at Registered Serial No. 6619/2018 on 02-11-2018.
- (iii) Building Plan/Map sanctioned Dated 02-12-2022.
- (iv) Commencement Certificate upto Plinth Dated 11-01-2023.

THAT all the aforesaid documents produced before by M/s. Oak Constructions through its Managing Partner Mr. Omair Abdul Khader to me for security and examination are photocopies, it is necessary to verify original copies in the custody of the aforesaid present land owners. In the like manner it is further necessary to obtain an Affidavit from the aforesaid owner that he has not executed any unregistered Deed or document. Whereby his ownership rights are affected, diluted or third party interest is created.

THAT we have taken online search in respect of the aforesaid property from the web portal www.igrmaharashtra.gov.in by giving inputs of land admeasuring 7535.489 Sq. Mtrs. out of Khasra Nos. 25/8, 25-9, 25/10 & 25/11 of Mouza – WANJRA in Tahsil and District - Nagpur for the period of 30 (Thirty) Years (i.e. 1992 to 2022).

THAT during our online search we did not come across any adverse entry recorded relating to the aforesaid property.

(4) Any other relevant Title : N.A.

(5) Litigations if any : - N.A.

Nagpur.
Dated : 11.01.2023


(Ashwin Patil)
Advocate

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